

S A RANKA & ASSOCIATES

CHARTERED ACCOUNTANTS

CA. SUYASH A. RANKA

BBA(Fin.), ACA

Mobil No. 8208857173

Email:

suyashranka7@gmail.c

UDIN-20178180AAAACF2111

To whom so ever it may concern

This is to certify that Shri. Sanjay Tejmal Ostwal has purchased the Part of Land Survey No.75 Area 2.00 H.R For the belowstated cost Vide Sale Deed No.HGG-3934-2019 Dated.13.09.2019

Cost of Real Estate Project Registration Number

Not Applicable

		Amount Rs.	
Sr No.	Particulars	Estimated	Incurred
1. i) Land Cost:			
a)	Acquisition Cost of Land or Development Rights, lease Premium lease rent, interest cost incurred or payable on Land Cost and legal cost	10990000	10990000
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	NIL	NIL
c)	Acquisition cost of TDR (if any)	NIL	NIL
d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	858082	858082
f)	Under Rehabilitation scheme:	NIL	NIL
g)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	NIL	NIL
i)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NIL	NIL
ii)	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,	NIL	NIL
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	NIL	NIL
LAND COST Rs		11848082	11848082

This certificate is being issued for compliance for the Proprietor Sanjay Tejmal Ostwal and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Yours Faithfully

Signature of Chartered Accountant

(Membership Number : 178180)

(FRN: 144920W)

CA Suyash A. Ranka

Date: 20th August, 2020

